STATEMENT OF INFORMATION

300 SETTLEMENT ROAD, COWES, VIC 3922 PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



COWES, **VIC**, 3922

Suburb Median Sale Price (House)

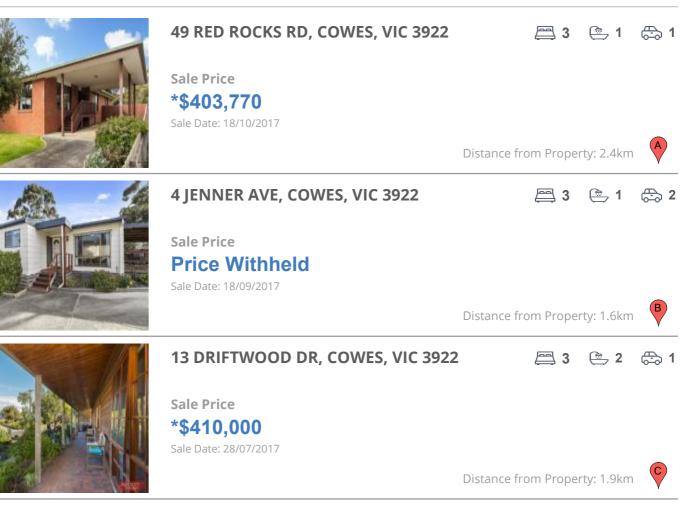
\$390,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 02/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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23 DAFYDD ST, COWES, VIC 3922 🕮 3 🗁 1 🚓 2

Sale Price \$395,000 Sale Date: 05/03/2017

Distance from Property: 2.2km



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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 300 SETTLEMENT ROAD, COWES, VIC 3922

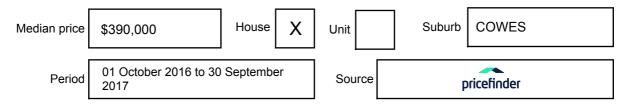
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$409,000

Median sale price



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
49 RED ROCKS RD, COWES, VIC 3922	*\$403,770	18/10/2017
4 JENNER AVE, COWES, VIC 3922	Price Withheld	18/09/2017
13 DRIFTWOOD DR, COWES, VIC 3922	*\$410,000	28/07/2017
23 DAFYDD ST, COWES, VIC 3922	\$395,000	05/03/2017